

MINUTES
SPECIAL PERMIT HEARING
GAIL ULLMAN and FLORENCE LIBERMAN

Thursday, July 12, 2007

Meeting was called to order at 8:20 PM

Members present were: Rene Wood, Anthony Gulotta, David Smith Sr. and Christopher Tomich. Margaret Martin was absent due to illness. She will listen to the complete audio tape, attest to that, then may participate in decision-making with the rest of the Board.

D. Smith Sr. read the notice of the public hearing into the record.

Gail Ullman presented the application: she plans to turn her residence on Maple Ave. into a boarding house for healthy residents, ages 55 and older. She will provide 2 meals per day. The residence has always been a public house. There is currently a sign on the tree and she will replace it with a plaque on the building. Ms. Ullman reviewed the drawing of her site plan with the Board. She has not settled on a new name for the business. There will be path lighting, marked parking spaces and a dumpster in the back.

Questions from Board Members: C. Tomich is concerned that if a car pulls in and wants to back out, that it doesn't approach the grade. Ms. Ullman shared his concern and agreed to a site visit. He also asked about lighting and suggested that low voltage lighting outside might not be sufficient in winter.

A. Gulotta asked about laundry. Ms. Ullman explained that she will have the laundry done as a service in the house. The laundry will be enclosed.

C. Tomich wanted to know how the parking will be screened.

R. Wood reminded Ms. Ullman that there is an additional requirement on frontage in the bylaws on page 13.

In answer to questions, Ms. Ullman stated that she will have a maximum of 10 boarders and that there will be no parking in the setbacks. Driveways and parking will be resurfaced and delineated.

Board members mentioned that Ms. Ullman must meet the requirements in 6.1.1 & 6.1.3. After the site visit the applicant will have to address all the specific requirements in the bylaws. Specifically they mentioned that Ms. Ullman will need 1 space per boarder unit and for staff. She will need to mark an area to keep the trash and described how it will be secured and screened. She will also need to describe plans for

snow removal and trash disposal. She will need to address 7.3.8 regarding whether there is any outside area available for boarders and plans for kitchen facilities.

Ms. Ullman stated that Waste Management will continue to take care of the garbage once a week and that snow removal will be done by Pete's on Rt. 7.

Ms. Ullman and the Board set the site visit for Thursday, July 19 at noon. A. Gulotta and C. Tomich will review the area that morning.

A. Gulotta made a motion that the Hearing be continued to July 26 at 9:00 PM. The motion was seconded and passed unanimously.

Respectfully submitted

Nadia Milleron
Secretary to the Planning Board